

When the Talk Turns on Money



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We can lop off a long length from your tailor bill, by fitting to your back STEIN-BLOCH SMART CLOTHES, of which we have a crisp and tasteful assortment. The smoothest ready-to-wear clothes in the world—fit for the fastidious society swirler, for the man of business, for the lawyer, for the doctor, for the man who knows.

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M. McINERNEY, Ltd.

Corner Fort and Merchant Streets.

BY AUTHORITY.

BUILDINGS FOR THE INSANE ASYLUM, HONOLULU, T. H.

Proposals will be received at the office of the Supt. of Public Works, Honolulu, until 12 o'clock noon September 5, 1904, for the construction of certain buildings and for doing certain other work on the grounds of the Insane Asylum, Honolulu, Oahu, T. H.

Plans and specifications are on file at the office of the Asst. Supt. of Public Works, Honolulu, copies of which will be furnished intending bidders on the receipt of the sum of \$5.00, which sum will be returned to bidder after he has deposited his bid and returned the plans and specifications.

Proposals must be made on blank forms furnished by the Asst. Supt. of Public Works enclosed in a sealed envelope addressed to the Hon. C. S. Holloway, Supt. of Public Works, Honolulu, T. H., endorsed "Proposal for the construction of certain buildings on the Insane Asylum Grounds, Honolulu."

Each proposal must be accompanied by a certified check of the amount specified for said proposal, said check to be made payable to C. S. Holloway, Superintendent of Public Works, conditioned that if a proposal is accepted, the party or parties making said proposal shall furnish the required bond with approved sureties, and enter into contract to perform said work on or before the expiration of 10 days after said proposal has been accepted by the Superintendent of Public Works. If the party or parties making said proposal fail to furnish the required bond and enter into contract to execute said work within the time specified above, then the sum mentioned in said check shall be forfeited to C. S. Holloway, Superintendent of Public Works, and paid into the Government Realization Fund.

It is optional for bidders to make proposals on one or more of the sections specified.

Each proposal must contain the name or names of all persons interested in said proposal.

Only such proposals will be considered that are made on the blank forms furnished by the Asst. Supt. of Public Works and delivered at the office of the Supt. of Public Works previous to 12 o'clock m. of the day specified in this advertisement.

The Superintendent reserves the right to reject any or all bids.

C. S. HOLLOWAY,
Superintendent of Public Works,
Honolulu, T. H., July 29, 1904. 6858

SHERIFF'S SALE NOTICE.

Under and by virtue of a certain Alias Execution issued by Lyle A. Dickey, District Magistrate of Honolulu, Island of Oahu, Territory of Hawaii, on the 30th day of June, A. D. 1904, in the matter of Jas. W. Pratt, Collector of Taxes, First Division, vs. Mary A. Aki, I have, in said Honolulu, on this 22nd day of July, A. D. 1904, levied upon, and shall offer and expose for sale and sell at public auction, to the highest bidder, at the Police Station, Kalakaua Hale, in said Honolulu, at 12 o'clock noon of Tuesday, the 23rd day of August, A. D. 1904, all the right, title and interest of the said Mary A. Aki in and to the following described real property, unless the sum of One Hundred and Twenty-two and 32-100 dollars, that being the balance due on account of said alias execution, together with interest, costs and my fee and expenses are previously paid:

Land situated at Kalihi, Kona, Oahu, being a part of those premises described in R. P. 3546, L. C. A. 10498 to Nahu, containing an area of 56-100 acre, and conveyed to said Mary A. Aki by deed of Lau Chong and wife, dated April 12th, 1895, as of record in the Registry Office in said Honolulu, in Liber 152, page 496.

A cash payment of one-half of the

amount of the successful bid in United States Gold Coin will be required at time of sale, the balance to be paid in United States Gold Coin upon the delivery of the deed.

Deed at expense of purchaser.
Dated at said Honolulu, this 22nd day of July, A. D. 1904.

A. M. BROWN,
High Sheriff, Territory of Hawaii.
6852—July 23, 30, Aug. 13, 23.

NOTICE TO ALL DEMOCRATS

MONDAY, AUGUST 22, at 10 a. m., in the City of Honolulu, the Democratic Territorial Convention will assemble. Its business will be the framing of a platform, the nomination of the party candidate for Delegate to Congress and the election of the Territorial Central Committee.

District conventions for the nomination of Democratic candidates for Senators and Representatives in the Territorial Legislature will be held, for the Island of Oahu on WEDNESDAY, Aug. 24, and for the other islands on SATURDAY, Aug. 27.

Nominations of delegates to Territorial and District Conventions will be made by the Democratic Precinct Clubs on THURSDAY EVENING, August 4, at their respective Precinct Clubs.

Primaries for the election of delegates will be held on SATURDAY AFTER-NOON, August 13.

F. TURRILL,
Chairman Territorial Central Committee.

H. A. JEN,
Secretary.

IN THE UNITED STATES DISTRICT COURT FOR THE TERRITORY OF HAWAII.

In the Matter of Wing Wo Lung Company, Limited, a bankrupt.—In Bankruptcy.

NOTICE OF SALE AT PUBLIC AUCTION.

Pursuant to order of Court heretofore made and entered in the above entitled matter, there will, on Wednesday, the 3rd day of August, A. D. 1904, at the hour of Ten o'clock, at the store room formerly occupied by Wing Wo Lung Company, Limited, on the mauka side of King street, between Bethel and Nuuanu streets, in Honolulu, Island of Oahu, Territory of Hawaii, be sold at public auction, all the goods, wares, merchandise, furniture and fixtures of said bankrupt estate.

JAS. F. MORGAN,
Trustee of the Estate of Wing Wo Lung Company, Limited, Bankrupt.
Dated at Honolulu, July 30th, 1904.
6858

ELECTION OF OFFICERS.

WM. G. IRWIN & CO., LTD.
At the annual meeting of Wm. G. Irwin & Co., Ltd., held on Friday, July 29th, 1904, the following officers were elected to serve for the ensuing year, namely:

Wm. G. Irwin, President and Manager
John D. Spreckels, First Vice-President
W. M. Giffard, Second Vice-President
H. M. Whitney, Jr., Treasurer
Richard Ivers, Secretary
A. C. Lovekin, Auditor

RICHARD IVERS,
Secretary Wm. G. Irwin & Co., Ltd.
6858

NOTICE.

Notice is hereby given that the undersigned has bought the business of the Sun Kwong Sing (rice plantation) of Hanamaulu, Kaula. It consists of nine shares, of which Fong Tai Kum holds three shares, Fong Ah Lock one share, and Ching Din one-half share, including the lease, appurtenances, all interests, furniture and fixtures. The transaction is to be completed on Aug. 10, 1904. Should there be claims of any nature against said aforesaid shareholders, the purchasers shall not be responsible for same.

SUN KWONG SING CO.
6859

NOTICE.

Mr. J. C. McGill is authorized to sign for our firm by procuration.
BENSON, SMITH & CO., LTD.
Geo. W. Smith, President.
July 27th, 1904. 6856

POWER OF ATTORNEY.

A. H. S. Chuck will have full power of attorney to act for me during my absence from the Territory.

CHUCK HOY.

AT AUCTION
BY WILL E. FISHER
AUCTIONEER

THIS DAY AT AUCTION

MONDAY, AUGUST 1, 1904.

At my salesroom, 180 Merchant street, at 10 a. m., I will sell Household Furniture, etc., consisting of:

Bedsteads, Bureaus, Chairs, Washstands, Chairs, Rockers, Tables, Mattresses, Ice Cooler, Clothes Washing Machine, Lamps, Settee, Plants, Ferns, etc., etc., etc.

WILL E. FISHER,
AUCTIONEER.

AT AUCTION

MONDAY, OCT. 24, 1904,
AT 12 O'CLOCK NOON.

At my salesroom, 180 Merchant street, by order of David Dayton, Esq., assignee of the Kamalo Sugar Co., Ltd., I will offer for sale at public auction the entire property of the

Kamalo Sugar Co., Ltd.

situate on the Island of Molokai, Territory of Hawaii, unless sooner disposed of at private sale.

This property is admirably situated for a sugar plantation or stock ranch. There is an abundance of water.

Further particulars of J. Alfred Magoon and J. Lightfoot, attorneys for Assignee, or

WILL E. FISHER,
AUCTIONEER.

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, TERRITORY OF HAWAII—AT CHAMBERS—IN PROBATE.

In the matter of the Estate of John N. Wright, deceased—Order of Notice of Hearing Petition for Allowance of Final Accounts, Distribution and Discharge.

On reading and filing the petition and accounts of William O. Smith and Anna S. Wright, remaining Executors of the Will of John N. Wright, deceased, wherein they ask to be allowed \$1001.59 and charge themselves with \$2265.26, and ask that the same may be examined and approved, and that a final order may be made of distribution of the property remaining in their hands to the persons thereto entitled, and discharging them and their sureties from all further responsibility as such Executors.

It is ordered, that Monday, the 12th day of September, A. D. 1904, at ten o'clock a. m., before the Judge of said Court at the Court Room of the said Court at Honolulu, Island of Oahu, be and the same hereby is appointed as the time and place for hearing said Petition and Accounts, and that all persons interested may then and there appear and show cause, if any they have, why the same should not be granted, and may present evidence as to who are entitled to the said property. And that notice of this Order, in the English language, be published in the Pacific Commercial Advertiser, newspaper printed and published in Honolulu, once a week, for three successive weeks, the last publication to be not less than two weeks previous to the time therein appointed for said hearing.

Dated at Honolulu, this 30th day of July, 1904.

W. J. ROBINSON,
Third Judge First Circuit Court.
6859—Aug. 1, 8, 15, 22.

POWER OF ATTORNEY.

A. H. S. Chuck will have full power of attorney to act for me during my absence from the Territory.

CHUCK HOY.

OFF FOR THE FRONT

War Correspondents
Leave Tokio At Last.

The war correspondents sent to Japan to be attached to the Japanese armies started for "the front" on July 18, and the occasion was made memorable by a great banquet given by the foreign writers to the members of the Japanese press of Tokio. The Japan Gazette of July 18 gives the following account:

A number of Foreign war correspondents left today by the Empress of China en route for the front. They comprise: Messrs. Lionel James, The Times; Bennett Burleigh, London Telegraph; Melton Prior, Illustrated London News; Gordon Smith, London Morning Post; Guy H. Scull, New York Globe; Franklin Clarkin, New York Post; Wilmet H. Lewis, New York Herald. They will report at Shimonoseki and will embark from there by a north steamer. Their horses, interpreters, etc., leave Tokyo separately. Other correspondents leaving in this contingent are: Messrs. Fred Whiting, Graphic; W. Brill, Reuters; Sydney Smith, Daily Mail; Richard Harding Davis, Collier's; John Fox Jr., Scribner's; Grant Wallace, S. F. Bulletin; Lionel Pratt, Sydney Morning Herald; and, possibly, W. Kirby, Standard, and Joseph Rosenthal, Sphere.

In acknowledgment of the generous request of Japanese correspondents that their foreign confreres be given precedence in the matter of being sent to the front, the latter invited the former to a farewell banquet at the Imperial Hotel last night. About thirty-eight Japanese journalists were present as guests and the hotel management provided an elaborate menu. Afterward Mr. Martin Egan, the chairman (Japan representative of the American Associated Press), made a telling address on the good fellowship existing between the members of the eastern and western branches of the cult of newsgathering, referring in specially emphatic terms to the most recent evidence of that camaraderie afforded by the guests' altruistic request preferred to the authorities. The speaker's happy remarks were roundly applauded. Mr. Zumoto, editor of the Japan Times, and one of the committee which was delegated to make the said proposal, replied in fitting terms and was accorded a burst of approval. Soon after the company adjourned to another room where songs and other amusements made the hours fly pleasantly. The hosts insisted on giving the Japanese National Anthem, with great effect. Mr. Lewis sang a Japanese song and a farewell to Mr. Emil Gray, to the tune of "Good-bye, Dolly Gray," fairly brought down the house, winding up a remarkably agreeable reunion.

A photograph of the gathering was taken by Mr. Rikalon of the New York Traveller.

Commander is a Swiss.

General Stoessel, on whom now falls the task of defending Port Arthur, is a Swiss by birth. His father and two brothers still live at Wülflingen, in the Canton of Zurich. General Stoessel passed through the military school, and until 1888 was at the head of the engineering department at Winterthur. He was soon afterwards appointed to the small-arms factory at St. Petersburg, and in 1890 entered the Russian Army, becoming naturalized. His rise to his present position was very rapid. He is described as courageous, determined and tenacious, and a favorite in military circles. His brother Henri is at present the director of the Oerlikon machine factory near Zurich.

HAWAIIAN LODGE, NO. 21
F. & A. M.

THERE WILL BE A STATED meeting of Hawaiian Lodge No. 21, F. & A. M., at its hall, Masonic Temple, corner of Hotel and Alakea streets, THIS (Monday) EVENING, Aug. 1st, at 7:30 o'clock.

Members of Pacific Lodge, Lodge 16 Progress, and all visiting brethren, are fraternally invited to attend.

By order of the W. M.
K. R. G. WALLACE,
Secretary.

Court Camoes No. 8110, A. O. F.

A SPECIAL MEETING of Court Camoes No. 8110, A. O. F., will be held in San Antonio Hall, Vineyard street, this (Monday) evening, at 7:30 o'clock.

CLASS INITIATION IN MISSING LINK DEGREE.

Members of Court Lunallilo and all visiting brethren, are fraternally invited to attend.

By order of the C. R.
M. C. PACHECO,
Secretary.

JOHN CASSIDY,
ELECTRICAL ENGINEER and CONTRACTOR

159 S. King st. Phone Main 153.

Electric light, power, telephone, fire alarm, burglar alarm and annunciator systems installed.

Electrical repairing and overhauling work attended to.

ELECTRICAL SUPPLIES ON HAND

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, TERRITORY OF HAWAII—AT CHAMBERS—IN PROBATE.

Estate of William Luther Wilcox, Deceased.

Notice of Executor's Sale OF Real Estate

Notice is hereby given that pursuant to the order of the Honorable John T. De Bolt, First Judge of the Circuit Court of the First Judicial Circuit, Territory of Hawaii, sitting at Chambers in Probate, made and entered on the 27th day of June, A. D. 1904, in the matter of the Estate of William Luther Wilcox, deceased, the undersigned, Executor of the Will of said deceased, will offer for sale at public auction, and will sell to the highest and best bidder for cash, at the auction rooms of James F. Morgan, Kaahumanu street, in Honolulu, Island of Oahu, Territory of Hawaii, on Monday, the first day of August, 1904, at the hour of twelve o'clock noon of said day, all the right, title and estate of said deceased in and to the following described real estate, to wit:

MT. TANTALUS LOT.

No. 1. Lot No. 5 on Tantalus, Land Patent No. 4423 to W. L. Wilcox, and being part No. 2 of schedule B in the order of court authorizing sale of this property. This lot borders on the Government drive reservation for a distance of 656 feet and has a depth of 130 feet. Area, 60-100 of an acre. It is situated on a ridge between the Hackfeld premises and the lot of J. G. Rothwell. It is one of the finest residence sites on Tantalus. Fenced, cleared and planted with trees and flowers.

BEACH LOT, WAIKIKI.

No. 2. Beach lot at Waikiki, being a portion of the land conveyed to W. L. Wilcox by deed of S. B. Dole, recorded in Liber 155, folio 407-8, and being a portion of part 3 of schedule "B" in the order of court authorizing the sale of this property. This lot has a depth along the boundary of Judge Dole's property from the Diamond Head road to high water mark of 176 feet; a frontage along the seashore at high water mark of 221.1 feet; a depth of 169.6 feet along the east bank of ditch to Diamond Head road and a frontage along the Diamond Head road of 153.4 feet. Area, 31,500 square feet. It is one of the finest beach lots at Waikiki.

RESIDENCE LOT, WAIKIKI.

No. 3. Residence lot at Waikiki, being a portion of the land conveyed to W. L. Wilcox by deed of S. B. Dole, recorded in Liber 155, page 407-8, and being a portion of part No. 3 of schedule "B" in the order of court authorizing the sale of this property. Having a depth from the Diamond Head road to high water mark along the east bank of the ditch of 169.6 feet; a frontage along the seashore at high water mark of 95.9 feet; a depth along lot 6 of the "Aquamarine" lots of 190 feet to the Diamond Head road and a frontage on said road of 122.1 feet. Area, 19,790 square feet. On this lot is situated the residence of the late Judge Wilcox; also stable, servant's quarters, etc. The property is planted with fruit trees and foliage plants.

QUEEN STREET PROPERTY.

No. 4. Lot on Queen street, deeded to W. L. Wilcox by Oponui and husband; recorded in L. 71, P. 407, and by deed of S. Keanohe recorded in L. 23, P. 279, and by deed of Maoca (w) recorded in L. 241, P. 327, and being part No. 1 of schedule "B," in order of court for sale of this property. This property is situated on the makai side of Queen street, between Fort and Alakea streets, adjoining the east side of the warehouse formerly occupied by the Union Feed Co. It has a frontage on Queen street of 70.3 feet, a depth of 114.6 feet along lane, a width of 81.9 feet along adjoining back lot and a length along Union Feed Co.'s warehouse of 107.5 feet. Area, 8,435 square feet. There are three frame houses upon the property. This is an excellent situation for warehouse purposes.

PEARL CITY PROPERTY.

No. 5. Two lots at Pearl City, being Nos. 15 and 16 of Block 14 on O. R. & L. Co. map, recorded in Liber 121, Pages 243-5, having a frontage in all on Seventh street of 200 feet and an average depth of over 250 feet. Area is over an acre, being part No. 4 of schedule "B" in order of court for sale of this property. This property is suitable for farming.

KAHANA LANDS.

No. 6. Kuleana in Kahana Valley, Oahu, near Ah Nee's rice mill, being Apana 1 of R. P. 2055, L. C. A. 4363 to Kaopae and deeded to W. L. Wilcox by S. W. Spencer, recorded in Liber 250, Pages 375-6; area, 4 60-100 acres, and being part No. 8 of schedule "B" in the order of court for the sale of this property. This land is beautifully situated and would make a desirable country place. There are about 2 acres of rice or taro land and the remainder is kula land. Kahana Valley is one of the ideal spots on this island.

SHARES OF THE HUI OF KAHANA.

No. 7. Two shares of the Hui Aina o Kahana, being the share of Saml. Kahua deeded by Lee Quan and See Ling to W. L. Wilcox and recorded in Liber 143, Pages 453-4; and the share conveyed by Kealoha, recorded in Liber 250, Pages 375-7, and being part No. 9 of schedule "B" in the order of court for sale of this property. Each share of the Hui Land of Kahana is entitled to a certain amount of kula land and a certain amount of rice land.

MOLOKAI LAND.

No. 8. Lands in Pukoo, Molokai, deeded to W. L. Wilcox by Maria Jones, recorded in Liber 165, Page 1, and being grants Nos. 674, 675, 679 and 1134; containing in all about 32.57 acres, and being part No. 6 in the order of court for the sale of this property. This land is suitable for ranching purposes or for the cultivation of sisal or castor beans.

No. 9. III Aina of Punaula, a part of the Ahupuaa of Mapulehu, Molokai,

R. P. 7232: One-third undivided interest purchased from S. L. Kekumana, Guardian, recorded in L. 188, P. 288; 1-3 undivided interest purchased from Henry S. Crane, recorded L. 191, P. 127; 1-3 undivided interest purchased at foreclosure sale of mortgage of Bible Ilae to J. A. Magoon. Area not definitely determined, but probably over 200 acres. And being part No. 7 of schedule "B" in the order of court for sale of this property. This property is good for grazing purposes or for cultivation of sisal, castor beans, etc.

INTEREST IN THE ABNER WILCOX ESTATE, KAULA.

No. 10. All the 13-84 undivided interest of W. L. Wilcox in and to the Estate of Abner Wilcox, deceased, late of Hanalei, Kaula, which consists of the following pieces of land:

R. P. 1163, 30 acres; R. P. 2873, about 17 acres; R. P. 2402, 2 rods, 10 perches; deeded recorded in L. 9, P. 271-3, 34 acres; deeded recorded in L. 76, P. 257-8, 1 acre, 2 rods, 1 perch; R. P. 2885, 15.5 acres; R. P. 2714, 2.6 acres; deeded recorded in L. 28, P. 88-9, 2 acres, 32 perches; deeded recorded in L. 13, P. 455-6, 5 acres, 2 perches; R. P. 530, 501.68 acres; R. P. 1301, 36 acres; deeded recorded in L. 10, P. 128-9, 20 acres; deeded recorded in L. 5, P. 1022-3, 3 acres, 2 rods, 7 perches; deeded recorded in L. 12, P. 453-4, 33.75 acres; deeded recorded in L. 9, P. 694-5, 38.5 acres; all of the above constituting part No. 10 of schedule "B" of the order of court for sale of this property.

KALIHU-KAI LAND.

No. 11. All that lot or parcel of land situated in Kalihikali, Honolulu, adjoining premises purchased by Alexander Young from Allan Herbert and being Apana 2 of land of Haunapa, Mahele Award 50 to Laumaka, and conveyed to W. L. Wilcox by deed of David L. Kalawala, recorded in Liber 127, Pages 134-5. This lot is somewhat over 700 feet by 200 feet; area, 4.37 acres; and is the whole of part 10 of schedule "A" in the order of court authorizing the sale of this property. This land is good pasture or ranching property, suitable for raising pigs, chickens, etc.

WILCOX POI FACTORY.

No. 12. The business known as the Wilcox Poi Factory, together with the land and growing crops of taro on the same, buildings, machinery, engines, pumps, tanks, containers, carts, harness and mules, and all of the tools, implements and articles now in use in connection with the conducting of the business as it is at present. Also the good will of the business and all leaseholds in connection with the property.

The movable property consists in part of the following:

1 engine and boiler, 1 taro crusher, 2 fruit presses, cooking tank, 3 poi boards, sundry containers and troughs, 6 wagons, 4 sets of harness, 5 California mules, large supply of fuel, 2 windmills, 4 water tanks, 2 pumps, 1 gasoline engine and various other items used in connection with the business and now on the place.

The real estate consists of the following pieces of land:

1. A portion of Grant No. 3303 to C. P. Tanaka and John Bush, deeded by them to W. L. Wilcox, recorded in Liber 75, page 28.

2. L. C. A. 1530, Apana 4, to Weuweu, conveyed by deed of William Ringer et al., recorded in Liber 250, page 374.

3. A portion of Grant 448, deeded by Kaikala et al. to W. L. Wilcox, recorded in Liber 75, page 307.

4. L. C. A. 1530, Apana 2, 6 Weuweu, deeded by Kaikala to W. L. Wilcox, recorded in Liber 58, page 232, together with right, title and interest, deeded by other parties to W. L. Wilcox.

5. A portion of Mahele Award No. 50 to Laumaka, deeded by D. L. Kalawala to W. L. Wilcox, recorded in Liber 127, folio 134.

6. A portion of land conveyed to W. L. Wilcox by deed of Haina Imhoff and husband, recorded in Liber 250, folio 396.

7. L. C. A. 2710, Apana 1, to Haupa, deeded by William Reist and wife, recorded in Liber 250, folio 370, by deed of Hana Honolulu and husband, recorded in Liber 189, folio 251, also L. C. A. 2710, Apana 2, conveyed under the same deeds.

8. All interest in L. C. A. 2892, conveyed to Keliopuni, deeded by Mokulua and wife to W. L. Wilcox, recorded in Liber 250, page 372.

9. A portion of L. C. A. 503, Apana 2, deeded to W. L. Wilcox by J. B. Atherton and wife, recorded in Liber 158, folio 483.

10. All the right, title and interest of W. L. Wilcox in and to an undivided one-half of the fee of the property known as the Bannister Estate, conveyed to W. L. Wilcox by Agreement of Sale of Charles Lucas and wife. The whole of the above lands aggregates an area of about 8.60 acres of taro land and 2.50 acres of kula land. Particulars as to area and boundaries can be ascertained by reference to surveys and maps in my office, 207 Judd building. There is a lease from the Kapiolani Estate covering a long period of years at an annual rental of \$200 which is included with this business.

The Wilcox Poi Factory is the only "machine made poi" factory in the city and has a very large business. This is an excellent opportunity of acquiring a business which is well established and generally known.

RESIDENCE AT KALIHU.

No. 13. House and lot on lane off King street, on west side of Kalihikali stream, deeded to W. L. Wilcox by Haina Imhoff and husband, recorded in Liber 250, page 366. The lot has an area of 55-100 of an acre and there is a substantial house of 6 rooms in good repair on the lot. The lot is about 100 feet by 200 feet. The place is now rented for \$25.00 per month.

Terms of sale: Cash in United States Gold Coin. Sale subject to approval and confirmation by the court; deeds at expense of purchasers; ten (10) per cent.